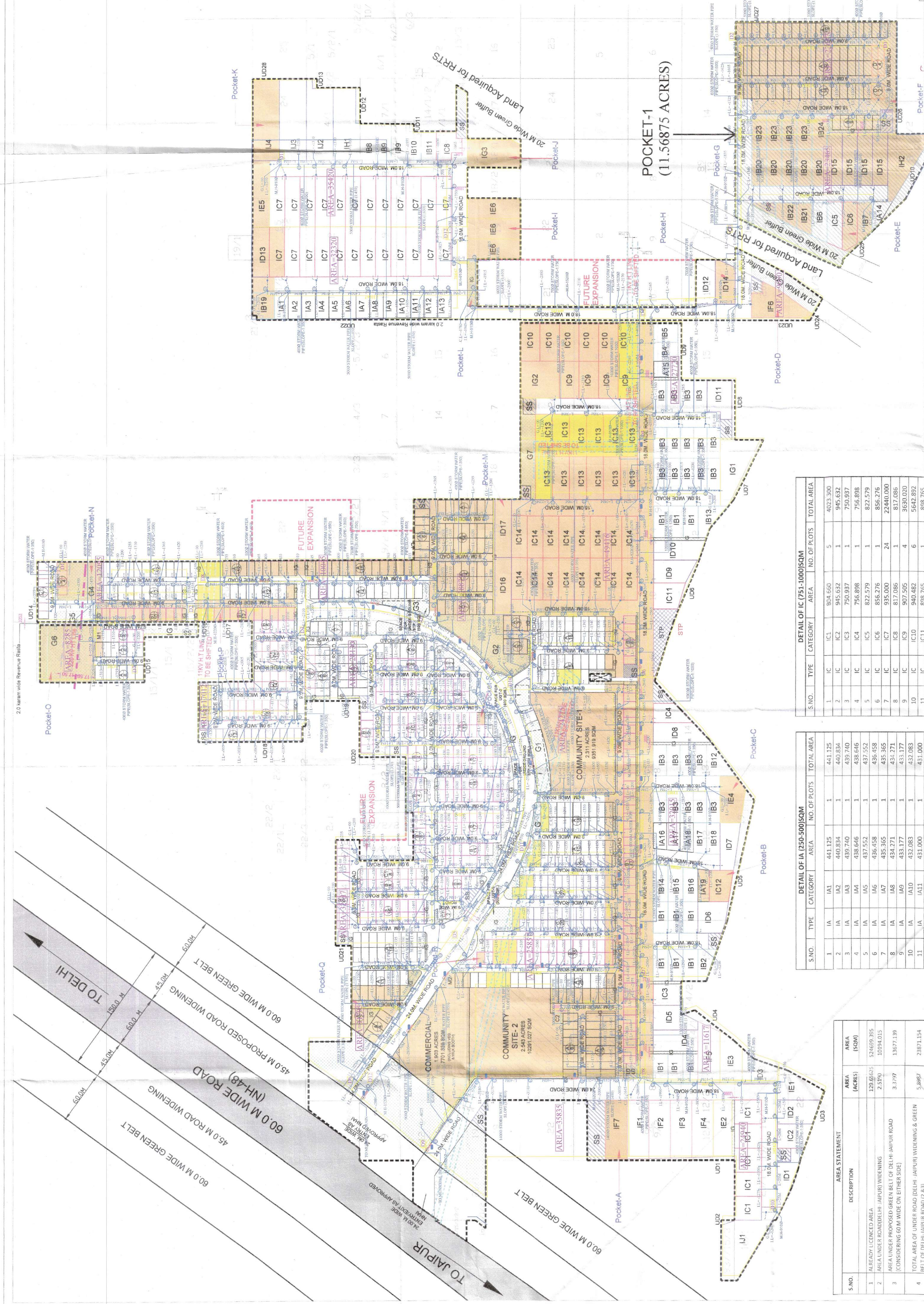




LEGEND :	
S.No.	SYMBOL DESCRIPTION
(1)	 600X600 CHAMBER
(2)	 MH - STORM WATER MANHOLE
(3)	 150Ø INTERNAL STORM WATER LINE
(4)	 400Ø EXTERNAL STORM WATER LINE

[illegible]

No.	Changing old Layout Area Detail	Area (Sqm.)
1	Pocket-A	1639.08
2	Pocket-B	1313.69
3	Pocket-C	1334.52
4	Pocket-D	3717.86
5	Pocket-E	1500.18
6	Pocket-F	3373.59
7	Pocket-G	3373.59
8	Pocket-H	1029.94
9	Pocket-I	4046.95
10	Pocket-J	1978.70
11	Pocket-K	7355.38
12	Pocket-L	578.79
13	Pocket-M (Including Commercial Area 1,903 Acres)	130122.13
14	Pocket-N	6451.75
15	Pocket-O	4382.26
16	Pocket-P	2986.58
17	Pocket-Q	3096.05
18	Pocket-R	125.10
19	Pocket-S	125.10
Total Area (Sqm.)		202027.05

DETAIL OF COMMUNITY FACILITIES FOR AFFORDABLE PLOTTED COLONY				
TYPE	PLOT AREA ACRE	PLOT AREA SQMT	NO. OF PLOTS	TOTAL PLOT AREA
COMMUNITY SITE-1	2.311	9351.919	1	9351.919
COMMUNITY SITE-2	2.543	10291.027	1	10291.027
			2	19642.946
				4.854

DETAIL OF COMMERCIAL PLOTS				
TYPE	PLOT		NO. OF PLOTS	TOTAL PLOT AREA
	AREA ACRE	AREA SQM		
COMMERCIAL	1.903	7701.339	1	7701.339
			1	7701.339
				1.903

DETAIL OF DDJAY RESIDENTIAL GREEN AREA			
S.NO.	TYPE	NO.s	TOTAL AREA
1	G	1	857.401
2	G1	1	1427.641
3	G2	1	953.431
4	G3	1	1298.998
5	G4	1	1418.882
6	G5	1	1415.882
7	G6	1	3545.945
8	G7	1	1514.415
TOTAL AREA PROVIDED (SQM)			14345.503
TOTAL AREA (ACRES)			3.544

DETAIL OF INDUSTRIAL PUTS			TOTAL AREA (in sq.m)	TOTAL AREA (in sq.m)
TYPE	NO. OF PUTS			
A (250 - 300SQM)	19		5396.161	2.075
B (300 - 750SQM)	65		3840.938	9.951
C (750 - 1000SQM)	70		6639.005	18.457
D (1000 - 1250SQM)	25		21911.755	54.15
E (1251 - 3000SQM)	8		10726.864	2.851
F (3001 - 17500SQM)	7		11114.918	2.748
G (17501 - 20000SQM)	3		5753.005	1.423
H (20001 - 25000SQM)	2		4455.750	1.101
I (25001 - 30000SQM)	4		16943.784	2.704
TOTAL AREA	208		178918.246	44.985

[illegible]

Land Use	Permissible area as per approved dated 17.05.2023			Proposed Area in the Layout Plan (Cumulative area of 129.55625 acres)
	35%	23%	5%	
Minimum area under Industrial Plots	35%			35.53%
Area under Residential Component		23%		22.65% 59.71%
Area under Commercial Component			5%	1.53%
Area under Roads, linear area under Roads, trees and Public Utilities				36% 40.29%

Calculations for the DDJAY Affordable Ploated category			Efficiency(%)
No.	Item	Unit	
1	Total Area under DDJAY Affordable plots	28,097 Acres	65.06%
2	Total Gross area under DDJAY	43,226 Acres	
3	Total Gross area under DDJAY not covered economy \$9.35 per plot as three Ploated	11,229 Persons	
4	Density of the Ploated category	267 PPA	
5	Area of community facilities to be provided is 10% of the gross area	4,323 Acres	10%
6	Area of community facilities provided	4,324 Acres	11.229%
7	Area of Gross required to be provided is 7.5% of the Gross area under the DDJAY scheme	3.24 Acres	7.5%
8	Area of Gross provided	3.544 Acres	8.2%

NOTE:-AREA NOT LESS THAN OF UGT 250 DMT & UNDER GROUND STP 450 SQMT.

R: GOLD HEIGHTS DEVELOPERS LLP IN COLLABORATION WITH SIGNATUREGLOBAL (P) LTD

NOTICE
PROPOSED REVISED LAYOUT PLAN FOR
INDUSTRIAL PLOTTED COLONY
MEASURING 129.65625 ACRES OF ALREADY
CEASED LAND VIDE LIC NO. 104 OF 2024
DATED-01.08.2024) IN VILLAGE
HIDRAWALI, TEHSIL MANESAR, DISTRICT
BUNDELKHAND, UTTAR PRADESH
PROGRAM BEING DEVELOPED BY
GNATUREGLOBAL (INDIA) LTD.

FIGURE TITLE:

REVISED LAYOUT PLAN

GOPI
ARCHITECTS
& PLANNERS

GIAN P. MATHUR AND ASSOCIATES (P) LTD.
C - 55, East of Kailash, New Delhi-110065
T : 46599591 F : 46599512
E : info@gpmindia.com | W : www.gpmindia.com

N
W
E

SCALE : 1 : 2000

ARCHITECT'S SIGN

GIAN P. MATHUR
ARCHITECT
B. Arch., M.C.A. IIA
CA No. 806768

Regional (India) Limited

[Signature]
Authorised Signatory

DETAILS OF UNDETERMINED AREA			
PLOT NO	AREA	NO OF PLOTS	TOTAL AREA
	In Acres		
UD-1	0.08950	1	0.08950
UD-2	0.01126	1	0.01126
UD-3	0.00798	1	0.00798
UD-4	0.00798	1	0.00798

UD-4	0.06551	1	0.06551
UD-5	0.25426	1	0.25426
UD-6	0.04641	1	0.04641
UD-7	0.05806	1	0.05806
UD-8	0.05869	1	0.05869
UD-9	0.05952	1	0.05952
UD-10	0.22186	1	0.22186
UD-11	0.01020	1	0.01020
UD-12	0.03750	1	0.03750

UD-13	0.01347	1	0.01347
UD-14	0.01237	1	0.01237
UD-15	0.01450	1	0.01450
UD-16	0.00595	1	0.00595
UD-17	0.00951	1	0.00951
UD-18	0.01646	1	0.01646
UD-19	0.02777	1	0.02777
UD-20	0.02657	1	0.02657

UD-20	0.02897	1	0.02897
UD-21	0.00491	1	0.00491
UD-22	0.07701	1	0.07701
UD-23	0.04614	1	0.04614
UD-24	0.01411	1	0.01411
UD-25	0.01485	1	0.01485
UD-26	0.14323	1	0.14323
UD-27	0.00455	1	0.00455
UD-28	0.00094	1	0.00094
TOTAL			1.36219

DETAIL OF IF (1501-1750)SQM					
O.	TYPE	CATEGORY	AREA	NO. OF PLOTS	TOTAL AREA
	IF	IF1	1579.681	1	1579.681

IF	IF2	1566.655	1	1566.655
IF	IF3	1553.629	1	1553.629
IF	IF4	1540.604	1	1540.604
IF	IF5	1633.403	1	1633.403
IF	IF6	1608.861	1	1608.861
IF	IF7	1639.085	1	1639.085
			7	1121.918
TOTAL AREA (ACRES)				2.748

DETAIL OF IG (1751-2000)SQM					
S. NO.	TYPE	CATEGORY	AREA	NO. OF PLOTS	TOTAL AREA
1	IG	IG1	1965.356	1	1965.356
2	IG	IG2	1815.000	1	1815.000
3	IG	IG3	1978.709	1	1978.709
				3	5759.065
			TOTAL AREA (ACRES)		1.423

DETAIL OF IH (2001-2500)SQM					
O. Q.	TYPE	CATEGORY	AREA	NO. OF PLOTS	TOTAL AREA
	IH	IH1	2286.446	1	2286.446
	IH	IH2	2169.310	1	2169.310
				2	4455.756
		TOTAL AREA (ACRES)			1.101

DETAIL OF II (2501-3100)/SQM				
S. NO.	TYPE	CATEGORY	AREA	TOTAL AREA
	II	I/1	2848.015	1
	II	I/2	2534.166	1
	II	I/3	2782.825	1
	II	I/4	2778.778	1
				4
			TOTAL AREA (ACRES)	10943.784
				2.704

[illegible]

S.NO.	TYPE	DETAIL OF AREA (sqm)			
		CATEGORY	AREA	NO. OF PLOTS	NO. OF PLOTS
1	B	B1	583.333	12	6959.996
2	B	B2	583.333	12	6959.996
3	B	B3	524.996	23	12074.508
4	B	B4	578.496	1	578.496
5	B	B5	5772.717	1	5772.717
6	B	B6	5772.717	1	5772.717
7	B	B7	673.822	1	673.822
8	B	B8	742.275	1	742.275
9	B	B9	712.644	2	1425.688
10	B	B10	570.500	1	570.500
11	B	B11	570.500	1	570.500
12	B	B12	705.183	1	705.183
13	B	B13	697.520	1	697.520
14	B	B14	697.520	1	697.520
15	B	B15	690.934	1	690.934
16	B	B16	631.796	1	631.796
17	B	B17	506.538	1	506.538
18	B	B18	706.033	1	706.033
19	B	B19	693.600	1	693.600
20	B	B20	693.600	5	3468.000
21	B	B21	559.863	1	559.863
22	B	B22	559.863	1	559.863
23	B	B23	508.742	1	508.742
24	B	B24	705.047	1	705.047
TOTAL AREA (sqm)					38407.598
TOTAL AREA (ACRES)					0.891

AREA STATEMENT			AREA (ACRES)	AREA (SQM)
S.NO.	DESCRIPTION			
1	AREA UNDER GREEN BELT		12.02	8265.395
2	AREA UNDER ROAD/WATER/RAINWATER		22.25	15164.213
3	AREA UNDER PROPOSED GREEN BELT OF S&M IN JALUR ROAD (CONSIDERING 60 M WIDE ON EITHER SIDE)		3.7799	13677.139
4	TOTAL AREA OF INTER POLAR ROAD (20 M) BELT OF S&M IN JALUR ROAD (20 M)		5.8697	23871.154
5	AREA UNDER GREEN BELT OF RT/CONSIDERING 20 M ON EITHER SIDE)		1.8080	5229.280
6	AREA UNDER GREEN BELT OF RT/CONSIDERING 20 M ON EITHER SIDE)		127.4050	405554.961
7	50% BROAD OF AREA UNDER ROAD/SEWER/JALUR WATERING & GREEN BELT OF P&M IN JALUR ROAD/NO. OF 50		2.94185	11935.577
8	NET P&M (P&M) 7		125.39900	507470.538
9	NET P&M (P&M) 7		125.39900	507470.538
10	NET PLANNED AREA (B-9)		24.03702	55055.923
				PROPOSED AREA PER POLICY
LANDUSE				LANDUSE

S	AREA UNDER INDUSTRIAL PLOTS (MAX 50% OF THE NET PLANNED AREA)	AREA UNDER RESIDENTIAL PLOTS (MAX 50% OF THE NET PLANNED AREA)	AREA UNDER COMMERCIAL PLOTS (MAX 50% OF THE NET PLANNED AREA)	TOTAL AREA UNDER INDUSTRIAL, COMMERCIAL AND PUBLIC UTILITIES PLOTS (MAX 50% OF THE NET PLANNED AREA)	TOTAL AREA	DETAIL OF DD DAY RESIDENTIAL PLOTS			TOTAL PLOT	
						PLOT AREA ACRE	PLOT AREA SQM	NO. OF PLOTS	PLOT AREA ACRE	PLOT AREA SQM
1	AREA UNDER INDUSTRIAL PLOTS (MAX 50% OF THE NET PLANNED AREA)	41.112	17658.870	35.0%	46.661	17658.870	35.0%	46.661	17658.870	
2	AREA UNDER RESIDENTIAL PLOTS (MAX 50% OF THE NET PLANNED AREA)	31.000	125468.410	23.0%	28.655	113750.540	22.50%			
3	AREA UNDER COMMERCIAL PLOTS (MAX 50% OF THE NET PLANNED AREA)	6.000	25097.733	5.00%	1.063	7703.839	1.50%			
4	TOTAL AREA UNDER INDUSTRIAL, COMMERCIAL AND PUBLIC UTILITIES PLOTS (MAX 50% OF THE NET PLANNED AREA)	0.432	15568.032	35.0%	0.637	22323.575	60.50%			
	TOTAL AREA				129.03391	501035.918				
	TOTAL AREA (ACRES)			85.64	137193.547	28.097				